

**BENTON COUNTY PLANNING BOARD**  
**Technical Advisory Committee Meeting Minutes**  
**June 6, 2007, 5:30 p.m.**

**Call to Order & Roll Call:** The following Benton County Planning Board members were present: Tim Sorey, Heath Ward, Scott Borman, John Butler, Adele Lucas, and Bill Kneebone. The following Benton County Planning Office staff members were present: Ashley Pope, Kathleen Davis, and Karen Stewart.

**Announcements:**

There were no announcements.

**Old Business:**

There was no old business on the agenda.

**New Business:**

1. Preliminary Subdivision - **Meadow Park Subdivision** - Shipe Road, Centerton - Bates & Associates

Chris Waller of Bates & Associates was present.

Ms. Pope stated that this project is within the City of Centerton's planning area and that the Benton County Planning Board is merely submitting its comments for consideration. She added that the project will not be brought back before the Board for public hearing.

Mr. Waller stated that the project is a 250-lot subdivision, it is on Centerton water, and is currently on a dirt road. Wastewater will be handled by a step system.

Mr. Borman stated that a Bond should be in place to cover the operations and maintenance of the wastewater treatment system for five years. He stated that a State law requiring this had just passed.

Ms. Pope stated that ADEQ approval of the wastewater treatment system would be required. Mr. Borman added that the system design would have to be approved by the Department of Health and that Centerton's water extension to the site would also require Department of Health approval.

Mr. Borman stated that AquaTech's maintenance of the wastewater system would need to be covered in the subdivision covenants.

Ms. Pope asked if the drainage easements had been covered with Centerton Planning;

Mr. Waller stated that they had been. She then showed the site photos and asked if the sharp bend in the road would be taken out; Mr. Waller stated that it would be.

Mr. Butler observed that the name of the subdivision, Meadow Park, sounded like a mobile home park; Mr. Waller stated that the owner had also noted this and reserves the right to change the name before the final subdivision approval.

Mr. Ward asked about any possible disposal issues with the chicken houses that are currently on the property; Mr. Waller stated that they will be demolished and cleaned up - including the one chicken house that is currently still in use.

Ms. Lucas asked if ADEQ is involved in this process; Mr. Waller stated that they are.

Ms. Pope read the list of stipulations for this project:

- A bond to cover the maintenance and operation of the wastewater treatment system must be posted in accordance with State law.
- A current set of plans for the project showing any revisions must be submitted to Benton County.

- A grade waiver from the Benton County fire marshal for any streets that exceed 10% must be approved.
- A "Memorandum of Understanding" must be provided to Benton County Planning and Development regarding road improvements to Shipe and Bethlehem Roads - asphalt is required on these roads.
- Approval from ADEQ and the Department of Health for the stormwater and wastewater plans.
- Place turn-arounds in cul-de-sacs that exceed 600 feet in length.
- Specify drainage easements on new plans.
- Provide covenants; covenants need to cover operations & maintenance of wastewater system.
- Reinforced Concrete Pipe is required for storm drainage under streets.
- Label Shipe Road on the plat.
- Fire protection service letter should be submitted to Benton County.
- The certification on the drainage study needs to be revised to read, "No adverse impact downstream".
- Add a signature certificate for Benton County. Benton County must sign the final plat.
- Advise Benton County Environmental when clean-up of the chicken house on the property is to take place.

## 2. Tract Split - **Al Williams** - Cherokee Road, Gentry - Bates & Associates

Chris Waller of Bates & Associates was present.

Mr. Borman asked if this tract split would land-lock the northwest corner of the property; Mr. Waller stated that there is an ingress/egress easement to that part of the property.

Ms. Pope stated that the vicinity map should be improved to show the road to the property. She then showed photographs of the site, noting that an aerial photograph of the site might be more informative for the public hearing.

Mr. Sorey stated that the parent tract deed description should be added to the plat.

Staff's stipulations were as follows:

- Provide the parent tract's legal description on the plat.
- Provide a more detailed vicinity map.
- A waiver from the Planning Board is required for showing only one tract.
- Show the correlation between the vicinity map and the survey.

## 3. Large Scale Development - **B Brothers Enterprises** - Wagon Wheel Road, Springdale - ESI

Robby Bader of B Brothers Enterprises was present.

Ms. Pope stated that the Board might find this project familiar - it is the former Riggins Construction property on Wagon Wheel Road. The Board had approved a 1200 square foot office building, but Riggins Construction sold Tract 2 to B Brothers Enterprises.

Mr. Bader stated that they will be putting the same building on the property as was planned by the previous owner, only they would add two bays to it.

The Board stated significant concerns regarding the orientation of the building and parking.

Mr. Sorey stated that the building and parking would have to be re-oriented in order to avoid traffic backing out onto Twin Oaks Road.

Ms. Pope stated that parking spaces may be placed in the set-back.

Staff's stipulations were as follows:

- No Certificate of Occupancy will be issued until Twin Oaks Road is paved.
- A letter of hazardous material notification is required.
- The Board will require a "Memorandum of Understanding" regarding the improvement of Twin Oaks Road.
- A drainage letter/report is required.
- A letter regarding solid waste disposal is required.
- A letter from the public utility providers is required.
- The adjacent landowners must be notified of the project and proof provided of notification.
- The plat must be labeled as large scale development, not as a boundary survey.
- Release/approval of the City of Springdale must be provided to the Board.
- Signature block for the owners' signatures must be placed on the plat.

4. Preliminary Subdivision - **Ridgeline Subdivision** - Banks Lane, Hiwasse - Civil Engineering, Inc.

Ron Homeyer of Civil Engineering, Inc. was present.

Ms. Pope stated that Banks Lane is an unpaved blue sign road; it is approximately 15 feet wide. She asked Mr. Homeyer if Tori Lane is to be dedicated; he stated that it would be a private road.

Mr. Sorey stated that Banks Lane should be widened to County minimum standards and 25 feet of right-of-way dedicated.

Mr. Borman stated that the subdivision would most likely be on Centerton Water; Ms. Pope stated that if it is, the project would have to go before Centerton's Planning Board, as well.

Mr. Borman asked if perc tests had been completed; Mr. Homeyer stated that they had been.

Mr. Borman questioned whether Centerton had approved 4-inch water lines and expressed concern over the difficulty of connecting fire hydrants to such small lines.

Ms. Pope asked about the irregular utility easements on the plat; Mr. Homeyer explained that those are the existing utilities.

Staff's stipulations are as follows:

- Approval of the rock dam by the Benton County Road Department is required.
- Reinforced Concrete Pipe is required for storm drainage under the roads.
- Adjacent property owners must be notified of subdivision.
- Need the surveyor's certificate.
- Locate the septic pits on the plat.
- Label the setbacks.
- Relocate Tori Lane or provide dedicated easement on adjacent property owner.
- Waterline configuration for hydrants must be approved by Centerton.
- Label pond "To Be Removed."

5. Preliminary & Final Subdivision - **Escarpment Addition, Phase II** - Low Gap Lane, Rogers - W / R Consulting

Bill Platz of W/R Consulting was present.

Ms. Pope clarified that phase II involves lots 7 through 14 of the Escarpment subdivision; she showed photographs of the project site.

Mr. Platz stated that the owner did not own the property included in phase II when the Escarpment was initially approved.

Ms. Pope stated that they would need a waiver included in the Board's approval in order to obtain approval for the preliminary and final plats at the same time.

Mr. Platz stated that phase II would be on septic pumps.

Mr. Borman asked if all improvements are completed; Ms. Pope stated that they were - all improvements were completed during phase I of the project.

6. Preliminary Subdivision - **Angler's Bend Subdivision** - Hwy 94, Rogers - Steadfast, Inc.

Randy Ritchie of Steadfast, Inc. was present. He apologized for the "rush job" and any missing items on this project. He stated that there had been a recent change in ownership of the property; the previous owners had built cabins on the property, but the new owners would be bulldozing those and starting over.

Ms. Pope stated that this property was formerly a water park and that part of it is used as an RV park. She stated that there is currently a wastewater treatment facility on the property.

Mr. Ritchie stated that New Water Systems of Little Rock will be testing the wastewater system and redesigning it, as necessary.

Ms. Pope noted that this project is located across from The Preserve at Beaver Lake and that the entryways need to be aligned.

Mr. Borman asked if the existing wastewater treatment system is a discharge plant; Mr. Ritchie stated that it is. Mr. Borman stated that the Board needs to know who operates it, what its capacity is, and that it would probably need to be re-permitted.

Mr. Sorey added that they would need to start from "square one" to avoid any issues with ADEQ.

Staff's stipulations were as follows:

- Cul-de-sac length exceeds the maximum permitted. Redesign or seek waiver.
- Dual fire apparatus access roads required for fire code - indicate entrances on the plat.
- Locate the wastewater treatment plant on the plat.
- Locate the entrance to the Preserve at Beaver Lake on the plat.
- Provide covenants for the subdivision.
- Provide approval of or release from City of Rogers for the subdivision.
- Indicate if county maintenance of roads is proposed.
- AHTD road access approval is required.
- Drainage report & plan are required, as well as a storm water plan.
- Locate cross drains on street profile.
- Submit at 1" = 100' scale.
- Submit details on wastewater treatment plant with maintenance and operation plan.
- Submit adjacent property owner notifications and usage noted on the plat.
- Need typical lot noted on the plat.
- Need street cross-section noted on the plat.
- Label or note set-backs on the plat.
- Note large scale development required for commercial lots on the plat.
- Note all utilities services on the plat.
- Re-permit wastewater plant with the State as necessary.
- Provide approval from Rogers Water.
- Show hydrant locations on plat.
- Provide sewer details for gravity lines.
- Show common property and easements on plat

**Adjournment:** The meeting was adjourned at 7:00 p.m.